

Honolulu, Hawaii

FEB 12 , 2020

RE: H.B. No. 2446

H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirtieth State Legislature
Regular Session of 2020
State of Hawaii

Sir:

Your Committees on Water, Land, & Hawaiian Affairs and
Housing, to which was referred H.B. No. 2446 entitled:

"A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING,"

beg leave to report as follows:

The purpose of this measure is to require the State Historic
Preservation Division to contract its review of proposed state
projects, projects on privately owned historic property, and
projects affecting historic property to third-party consultants if
the projects involve the development of affordable housing and the
State Historic Preservation Division (SHPD) will not be able to
complete its review within sixty days.

Your Committees received testimony in support of this measure
from the Maui Chamber of Commerce; Building Industry Association
of Hawaii; The Michaels Organization; Hunt Development Group;
Cushman & Wakefield ChaneyBrooks; Mutual Housing Association of
Hawaii, Inc.; Highridge Costa Development Company LLC; Kohala
Coast Resort Association; NAIOP Hawaii; Hawaii Island Community
Development Corporation; Kobayashi Group LLC; and nine
individuals. Your Committees received testimony in opposition to
this measure from the Hawaii Government Employees Association,
AFSCME Local 152, AFL-CIO. Your Committees received comments on
this measure from the Department of Land and Natural Resources,
State Procurement Office, and Historic Hawaii Foundation.



Your Committees find the State is experiencing a severe affordable housing crisis. Your Committees further find that there is a backlog in historic preservation review of proposed projects. This measure addresses the backlog in SHPD by requiring SHPD to contract with third-party consultants if SHPD will not be able to complete its review within sixty days.

Your Committees have amended this measure by:

- (1) Clarifying that it only applies to projects where at least eighty percent of the units are intended as affordable housing;
- (2) Allowing SHPD to conduct an initial evaluation of its ability to complete a review within sixty days before triggering the requirement to obtain a third-party consultant;
- (3) Changing the effective date to July 1, 2050, to encourage further discussion; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

Your Committees note the concern that allowing SHPD to conduct an initial evaluation to determine if SHPD can meet the sixty day deadline to provide written concurrence or non-concurrence may result in additional delays for a review.

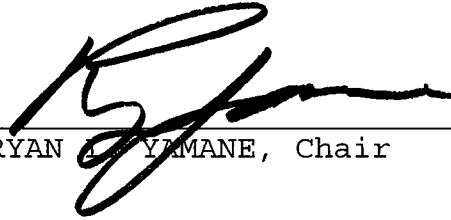
As affirmed by the records of votes of the members of your Committees on Water, Land, & Hawaiian Affairs and Housing that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 2446, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 2446, H.D. 1, and be referred to your Committee on Finance.



Respectfully submitted on
behalf of the members of the
Committees on Water, Land, &
Hawaiian Affairs and Housing,



TOM BROWER, Chair



RYAN A. YAMANE, Chair



